

Julían Guzmán Angulo

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Profile: Interest and knowledge in financial modeling & analysis, project finance, investment banking, real estate, decision-making and data analysis. Experience in investment analysis, leading teamwork, project management, leadership, analytical skills, and problem-solving skills for decision making. Ability to work under high pressure to deliver high quality work.

WORK EXPERIENCE

NEXUS CAPITAL PARTNERS

Investment Director / Associate (June 2022 – to date), Bogotá, Colombia.

- General Partner (GP) focused on private equity investments (Real Estate & Infrastructure).
- Support Investment Vice Presidents on raising capital, analyzing & structuring new investments and monitoring previous portfolio investments. Acquisition & Asset Management.

Investment Analyst (June 2021 – June 2022), Bogotá, Colombia.

- Built financial models, analyzed industry information, prepared documents for investment boards and monitored previous portfolio investments.

LOS ANDES UNIVERSITY

Finance Tutor – Graduate Program (January 2020 – June 2022), Bogotá, Colombia.

- *Investment Decision Analysis and Free Cash Flows*. Master's in Finance – Business School program.
- *Financial Modeling for Entrepreneurs*. Master's in Architectural Management program
- *Project Financial Evaluation*. Master's in Strategic Management.
- *Real Estate Project Management*. Master's in Civil Engineering – Project Management program.

EL DISEÑO COMPANY

Co-Founder | Chief Financial Officer | Managing Partner (April 2019 – June 2021), Bogotá, Colombia.

- Revenue in 2020 (Covid) ≈ USD\$ 40.000. Revenue in 2019 ≈ USD\$ 35.000. Firm specialized in designs for construction, real estate & infrastructure. Architectural, structural, MEP.

ESTABL ENGINEERING, STEEL INFRASTRUCTURE

Technical Coordinator (January 2018 – April 2019), Bogotá, Colombia.

- Leading of the infrastructure engineering team for designs, drawing, specs. Value engineering. Managing of design processes & BIM coordination between different construction disciplines for 6.000 Tons. / year.

Design Engineer (February 2016 – January 2018), Bogotá, Colombia.

- Structural design of steel infrastructure. Procurement & pricing activities for bidding quotations for the entire Colombian steel market.

LOS ANDES UNIVERSITY

Undergraduate Research Teaching Assistant (February 2015 – February 2016), Bogotá, Colombia.

- *Architecture*: Quality in New Housing Research Group. *Civil Engineering*: Materials & Infrastructure Research Group CIMOC. *Teaching assistant Classes*: Project Unidad Bogotá, Architecture Department. 2D AutoCAD Drawing, Architecture Department

EDUCATION

CFA INSTITUTE

CFA Level I Exam Candidate – August 2022

LOS ANDES UNIVERSITY - Bogotá, Colombia

Master's in Management MAM, MiM (2020)

- GPA: 4.4 / 5.0
- Business skills aimed to develop ideas, projects, and businesses within architectural, infrastructure, real estate & construction industries.

Bachelor of Engineering, Civil Engineering, BEng (2016)

- GPA: 3.9 / 5.0

Bachelor of Science, Architecture, BArch (2016)

- GPA: 4.0 / 5.0

CERVANTES SCHOOL - Bogotá, Colombia

High School Diploma (2009)

VOLUNTEER WORK

REAL ESTATE FINANCE CLUB, LOS ANDES UNIVERSITY

Member (January 2021 – to date), Bogotá, Colombia.

- Improvement of the real estate finance Colombian sector through networking & education activities.

ENTREPRENEURIAL CENTER, LOS ANDES UNIVERSITY

Certified Entrepreneurial Mentor (December 2020 – to date), Bogotá, Colombia.

- Mentor entrepreneurs to help them to develop business strategies, business model, go-to-market strategies and MVP validation.

LOS ANDES UNIVERSITY ALUMNI ASSOCIATION (UNIANDINOS)

Board Member - Civil and Environmental Engineering alumni association IcaAndes (January 2019 – January 2022), Bogotá, Colombia.

- Entrepreneurial Group Leader, *IcaAndes*. Aid civil engineering alumni to develop business ideas.

ADDITIONAL INFORMATION

Hobbies: Financial reading, programming, data analysis and Machine Learning (Python, MatLab, Visual, Octave, Java).

Courses & Certifications: Corporate Finance (Los Andes University, 2020), Machine Learning (Stanford University - Coursera, 2019).

Languages: Spanish (Native), English (Fluent. Advanced English Courses, 8 yrs. Colombian American Language Center, 2007).